



Chesterfield Road, Brimington, Chesterfield, Derbyshire S43 1AX

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Offers Over £280,000

PINEWOOD



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Offers Over £280,000

**3 bedrooms
1 bathrooms
1 receptions**

- NO CHAIN - SCOPE FOR MODERNISATION
- BEAUTIFUL COUNTRYSIDE VIEWS TO REAR
- LARGE DRIVEWAY PARKING FOR UP TO SIX CARS (POTENTIAL FOR ADDITIONAL) AND DOUBLE TANDEM GARAGE/WORKSHOP WITH WC
 - GENEROUS CORNER PLOT IN THIS POPULAR VILLAGE LOCATION
- CLOSE TO TAPTON PARK, CHESTERFIELD CANAL, VILLAGE AMENITIES, MAIN COMMUTER ROUTES AND ACCESS TO THE M1 MOTORWAY
- SHORT DRIVE INTO THE TOWN OF CHESTERFIELD AND EASY M1 MOTOWAY ACCESS
- SOUTH FACING ENCLOSED COURTYARD GARDEN - EXTRA GATED LAND TO SIDE WITH POSSIBLE POTENTIAL TO EXTEND/BUILT ANNEXE ETC
 - PLENTY OF BUILT IN STORAGE OPTIONS
- THROUGH LOUNGE DINER WITH UPVC DOUBLE GLAZING LEADING TO THE REAR EASILY MAINTAINED GARDEN
- GAS CENTRAL HEATING (COMBI BOLER) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND C - SOLAR PANELS - LEASED THROUGH A SHADE GREENER



No chain – offering excellent scope for modernisation, this three-bedroom detached family home boasts stunning countryside views to the rear. The property features a large resin driveway with parking for several cars with the potential for additional spaces, and an extensive tandem garage/workshop with WC. Set on a generous corner plot in a sought-after village location, the property is close to Taptop Park, Chesterfield Canal, village amenities, and main commuter routes, including easy access to the M1 motorway. A short drive into the town of Chesterfield and the main A61 commuter routes.

Inside, you'll find plenty of built-in storage options, downstairs offers an entrance porch, hall, through through lounge diner with uPVC doors leading to the rear garden and a well appointed kitchen. Upstairs you will find a bathroom and separate wc, three double bedrooms and a single bedroom.

The south-facing enclosed decorative courtyard garden offers privacy and tranquillity, with additional gated lane to the side, presenting the possibility to extend or build an annexe, subject to planning.

The property also benefits from gas central heating (combi boiler), uPVC double glazing, and solar panels. Council tax band C

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

Please call **PINEWOOD PROPERTIES** to arrange your viewing!

PORCH

9'10" x 4'7" (3.00 x 1.41)

Welcoming porch featuring durable uPVC door and windows, complemented by elegant tiled flooring, a fitted radiator for added warmth, and a fresh, neutral décor. A door leads into the hall.

ENTRANCE HALL/STAIRS AND LANDING

Inviting entrance hall boasting stylish wooden laminate flooring, built-in wardrobes, and convenient under-stairs storage. Finished with tasteful wallpaper décor and a radiator for added comfort. Carpeted staircase leading to the first-floor landing, complemented by a uPVC window and lift access for ease of movement.

LOUNGE

13'6" x 11'4" (4.12 x 3.47)

Spacious lounge featuring plush carpeting, a radiator for warmth, and a large uPVC window allowing for ample natural light. Elegantly finished with stylish wallpaper décor, classic coving, a decorative dado rail, and an ornate ceiling rose, adding character and charm

DINING ROOM

10'11" x 9'6" (3.35 x 2.92)

Elegant dining room featuring stylish wooden laminate flooring, a radiator for warmth, and tasteful wallpaper décor. Finished with classic coving, a decorative dado rail, and an ornate ceiling rose. uPVC French doors provide a seamless connection to the outdoor space, allowing for plenty of natural light.

KITCHEN

11'6" x 8'0" (3.53 x 2.44)

Modern kitchen featuring durable tiled flooring, a uPVC window and door for natural light and ventilation. Fitted with sleek wooden soft-close drawers, a range of wall and base units, and a stylish laminated worktop. Tiled surrounds complement the integrated oven and four-ring electric hob. A high-quality composite sink with a chrome mixer tap adds a touch of elegance. Includes an integrated fridge freezer and designated space with plumbing for a washing machine. Finished with a fresh, painted décor

BATHROOM

8'2" x 4'5" (2.50 x 1.35)

Contemporary bathroom featuring stylish parquet-style vinyl flooring and a frosted uPVC window for privacy and natural light. Fitted with a distinctive blue bath and an electric shower. A sleek pedestal hand basin with a chrome mixer tap adds a modern touch. Fully tiled for a clean and low-maintenance finish, complemented by an extractor fan and a radiator for added comfort.

SEPERATE WC

5'8" x 2'5" (1.74 x 0.75)

Convenient separate WC featuring a modern cistern toilet, stylish parquet-style vinyl flooring, and a fully tiled finish for easy maintenance. A frosted uPVC window allows for natural light while ensuring privacy.

BEDROOM ONE

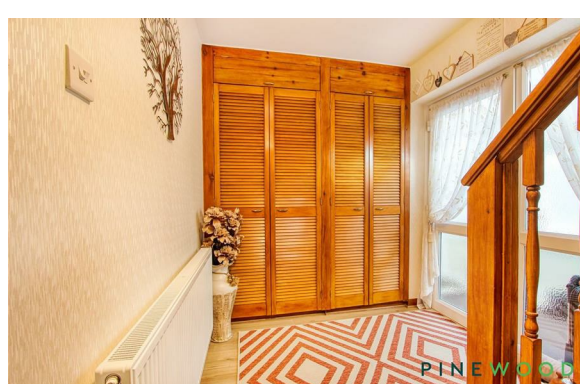
13'6" x 10'5" (4.12 x 3.20)

Spacious double bedroom situated at the front of the property, featuring carpeted flooring, a radiator for warmth, and a uPVC window allowing natural light to fill the room. The room also benefits from built-in wardrobes and over-bed storage, providing ample space. Finished with tasteful wallpaper décor, adding character and charm.

BEDROOM TWO

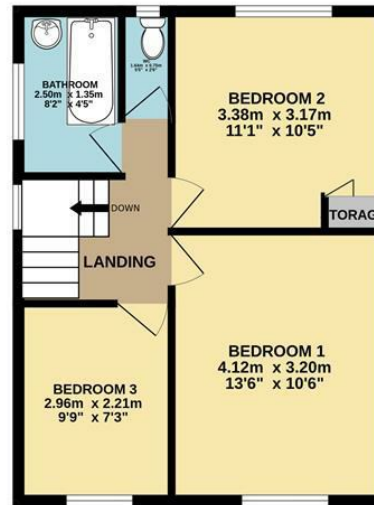
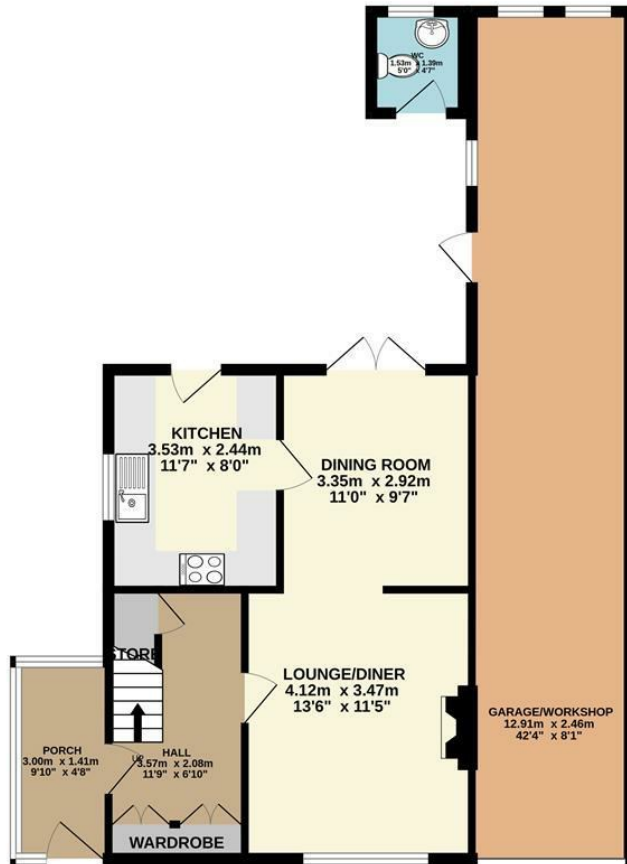
11'1" x 10'4" (3.38 x 3.17)

Bedroom Two is a spacious double bedroom positioned at the rear of the property, featuring plush carpeting, tasteful wallpaper décor, and a radiator for added comfort. A uPVC window frames picturesque views over the fields, while a built-in storage cupboard provides practical convenience.



GROUND FLOOR
78.2 sq.m. (842 sq.ft.) approx.

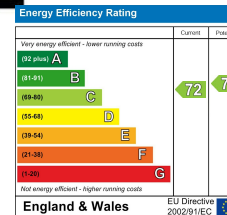
1ST FLOOR
41.2 sq.m. (444 sq.ft.) approx.



TOTAL FLOOR AREA: 119.4 sq.m. (1285 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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BEDROOM THREE

9'8" x 7'3" (2.96 x 2.21)

Well-proportioned single bedroom situated at the front of the property, featuring a uPVC window for natural light, a radiator for warmth, and tasteful wallpaper décor. Finished with a decorative ceiling rose, adding a touch of elegance.

GARAGE/WORKSHOP

42'4" x 8'0" (12.91 x 2.46)

An extensive tandem garage and workshop, featuring an up-and-over door for easy access, ample lighting, and uPVC windows and doors. Equipped with power, offering a versatile space for various uses

OUTSIDE

The rear of the property boasts a private enclosed courtyard, complete with a shed and a charming summerhouse. An additional gated courtyard area to the side offers further versatility and secure outdoor space, with potential for extension, building, or even use as a dog run? The front of the property has a resin driveway for several cars, access into the garage and a decorative shale planted area.

GENERAL INFORMATION

COUNCIL TAX BAND - C

TENURE - FREEHOLD

TOTAL FLOOR AREA - 1285.00 SQ FT / 119.4 SQ M

EPC RATING - C

GAS CENTRAL HEATING - COMBI BOILER

UPVC DOUBLE GLAZING

SOLAR PANELS - LEASED - A SHADE GREENER - PLEASE ASK FOR MORE INFORMATION

RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

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